

## **\$329,000 - 5005 55 Street, Beaumont**

MLS® #E4445400

**\$329,000**

2 Bedroom, 2.50 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

Centre-Ville, Beaumont, AB

No Condo Fees!!! No Special Assessments!!! EVER!! This is an attached, single family dwelling 2 story townhome. Aprx 2100 square feet on three levels finished. Large main entrance area with a den / office at the front. Newer stainless steel appliances in the well appointed kitchen open to the living room. Wood burning fireplace for the cold winters to come. Sliding patio doors to a private back yard deck. Convenient 2 piece washroom and laundry on the main as well. Upstairs has a 4 piece bath with two bedrooms - master is a large room converted from two bedrooms - easily converted back to three if need be. The basement is fully developed with another 4 piece bath, finished rec room and a large finished storage room. Newer furnace and hot water tank. Roof was done 8 years ago. All this and a single front attached garage. Very quiet street. Close to shopping and schools. Perfect starter or rental in the growing downtown core. Best price in Beaumont - won't last! Oh ... NO CONDO FEES OR SPECIAL ASSESSMENTS!

Built in 1989

### **Essential Information**

MLS® # E4445400

Price \$329,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 2                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,510                |
| Acres          | 0.00                 |
| Year Built     | 1989                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5005 55 Street |
| Area        | Beaumont       |
| Subdivision | Centre-Ville   |
| City        | Beaumont       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4X 1E1        |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached          |

### **Interior**

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, See Remarks, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Fireplaces   | Mantel                                                                              |
| Stories      | 3                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Finished                                                                      |

### **Exterior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 82        |

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Listing information last updated on August 6th, 2025 at 2:17am MDT